



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 8/17/2015

**TO:** \_\_\_\_\_

**FROM:** Airlin Singewald (805-781-5198 or [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us))  
North County Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00028 TEMPLETON CSD – Proposed minor use permit to relocate existing antennas from water tank to location of abandoned wood pole to be removed before construction of a new “mono-eucalyptus” to house existing antennas. Site location is 905 Lincoln Ave, Templeton. APN: 040-288-044

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00028

TEMPLETON CSD

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Plot Plan
- Curb, Gutter & Sidewalk Waiver
- Other
- Site Plan
- Surface Mining/Reclamation Plan
- Zoning Clearance
- Amendment to approved land use permit
- Variance

MINOR USE PERMIT

RELOCATE EXISTING T-MOBILE ANTENNAS FROM WATER TANK TO LOCATION OF NCSAL/ TEMP RSF

### APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Templeton Community Service Dist. Daytime Phone 805-434-4900  
 Mailing Address 420 Crocker St. Zip Code 93465  
 Email Address: Laurie Ion

Applicant Name Synergy Development Services on behalf of T-Mobile Daytime Phone 760-803-6219  
 Mailing Address 867 E. Front St. Suite A, Ventura, CA Zip Code 93001  
 Email Address: jgilholm@synergy.cc

Agent Name Jesse Gilholm Daytime Phone 760-803-6219  
 Mailing Address 867 E. Front St. Suite A, Ventura, CA Zip Code 93001  
 Email Address: jgilholm@synergy.cc

### PROPERTY INFORMATION

Total Size of Site: 1.79 acre Parcel *10'x10' area for proposed Mono Eug.* Assessor Parcel Number(s): 040-288-044  
 Legal Description: \_\_\_\_\_  
 Address of the project (if known): 905 Lincoln Avenue, Templeton, CA 93465  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Straightforward access from Lincoln Street

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Water District Storage Facility, and un-manned wireless communications facilities

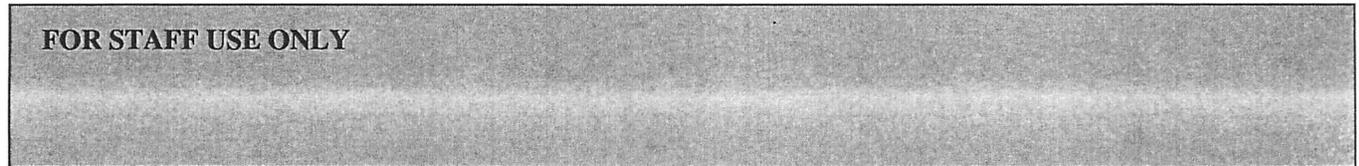
### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Relocate existing T-Mobile antennas from water tank to location of abandoned wood pole to be removed before construction of a new "mono-eucalyptus" in its location to house existing T-Mobile antennas.

### LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature See enclosed letter of authorization Date \_\_\_\_\_



## 2. LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

**Type of project:**  Commercial  Industrial  Residential  
 Recreational  Other Wireless Telecommunications Facility

**Describe any modifications/adjustments** from ordinance needed and the reason for the request (if applicable): N/A

**Describe existing and future access** to the proposed project site: Access to remain the same

**Surrounding parcel ownership:** Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

**Surrounding land use:** What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential Single Family

South: Residential suburban

East: Residential suburban/Residential Single Family

West: Residential suburban/Residential Single Family

### For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %

Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_ No Change--

Total area of all paving and structures: no change \_\_\_\_\_  sq. feet  acres

Total area of grading or removal of ground cover: no change \_\_\_\_\_  sq. feet  acres

Number of parking spaces proposed: no change Height of tallest structure: 62'

Number of trees to be removed: 0 Type: N/A

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

**Proposed water source:**  On-site well  Shared well  Other N/A

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

**Proposed sewage disposal:**  Individual on-site system  Other N/A

Community System -List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

**Fire Agency:** - List the agency responsible for fire protection: Templeton Community services District

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# 3. ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here**

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 100 ~~25~~ sq ft area for pole acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: Visible from Bennett Way and Casper Court

**Water Supply Information**     N/A

1. What type of water supply is proposed?  
 Individual well                       Shared well                       Community water system
2. What is the proposed use of the water?  
 Residential                       Agricultural: explain \_\_\_\_\_  
 Commercial/Office: explain \_\_\_\_\_  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes                       No                      If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes                       No                      If yes please attach \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?  Yes                       No                      Chemical?  Yes                       No  
Physical?  Yes                       No                      Water analysis report submitted?  Yes                       No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter                       Water Quality Analysis                       OK                      or                       Problems  
 Will Serve Letter                       Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
 Surrounding Well Logs                       Hydrologic Study                       Other \_\_\_\_\_

***Please attach any letters or documents to verify that water is available for the proposed project.***

**Sewage Disposal Information**     N/A

***If an on-site (individual) subsurface sewage disposal system will be used:***

1. Has an engineered percolation test been accomplished?  
 Yes                       No                      If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes                       No
4. Has a piezometer test been completed?  Yes                       No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes                       No  
*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

***If a community sewage disposal system is to be used:***

1. Is this project to be connected to an existing sewer line?  
 Yes                       No                      Distance to nearest sewer line: \_\_\_\_\_  
Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?                       Yes                       No

**Solid Waste Information**      N/A

1. What type of solid waste will be generated by the project?     Domestic     Industrial  
 Agricultural         Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: \_\_\_\_\_
3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
4. Does your project design include an area for collecting recyclable materials and/or composting materials?     Yes         No

**Community Service Information**      N/A

1. Name of School District: \_\_\_\_\_
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: \_\_\_\_\_
4. Location of nearest public transit stop: \_\_\_\_\_
5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
If yes, what is the distance? \_\_\_\_\_ feet / miles

**Historic and Archeological Information**

1. Please describe the historic use of the property: Water tanks- Wireless Facility
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?     Yes         No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site?  Yes         No  
If yes, please include **two** copies of the report with the application.

**Commercial/Industrial Project Information**

*Only complete this section if you are proposing a commercial or industrial project or zoning change.*

1. Days of Operation:         Hours of Operation:
2. How many people will this project employ? TBD
3. Will employees work in shifts?     Yes         No    **Unmanned facility**  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?  
 Yes         No  
If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity?     Yes         No  
If yes, please explain: \_\_\_\_\_  
*(If loud equipment is proposed, please submit manufacturers estimate on noise output)*
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site?  Yes  No  
 If yes, please describe in detail: \_\_\_\_\_
- 
8. Has a traffic study been prepared?  Yes  No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.  
 Between 7:00 - 9:00 a.m. N/A- Unmanned Facility Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?  
 Yes  No If yes, please specify what you are proposing \_\_\_\_\_
- 
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
 If yes, please describe \_\_\_\_\_

**Agricultural Information**

*Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.*

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: No
- 

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
- 
2. Will the development occur in phases?  Yes  No  
 If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
 If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
 If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: N/A
- 

\* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Design the facility to be a stealth facility to be compatible and blend with the surroundings.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): building permit

*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*

# 6. SUMMARY SHEET - RF EXPOSURE

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

## SUMMARY SHEET FOR RF EXPOSURE

This sheet should accompany the report required by Sections 22.30.180 and 23.08.284a(2)

Land Owner: T.C.S.D.  
Applicant: Synergy Development Services on behalf of T-Mobile  
APN: 040-288-044

1. Is this the only transmitting facility proposed or permitted on this property?  
 Yes  No (please answer questions 7 - 9)
2. Structure type  Freestanding  Building/Roof mounted  Other
3. Will the lowest point of the antenna be at least 10 meters above the ground?  Yes  No
4. Please indicate height above ground of lowest point of the antenna 47' 6"
5. Indicate the estimated exposure from this facility .0067 MW/cm<sup>2</sup>
6. What percent of the FCC guidelines does this represent? 0.67%

## CUMULATIVE ANALYSIS

7. Enter number of transmitting facilities on site: 4
8. Indicate the total estimated RF exposure from this site: .047 MW/cm<sup>2</sup>
9. What percent of the FCC guidelines does this represent? 4.7%

## PROPOSED MITIGATION

No Mitigation Required as exposure within FCC limits

## FOR MORE INFORMATION

For questions, contact Airlin Singewald, County Planner, at (805) 781-5198 or by email: [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us).

On-site pre-application meetings can be arranged to discuss design issues and potential locations. We encourage you to schedule a pre-application meeting in advance of completing lease negotiations and applications for new wireless communications facilities.

## **ADDITIONAL INFORMATION**

- \* **Photo Simulations** of proposed facility from key viewing points and map showing the viewing points

See enclosed photo simulations

- \* **Alternatives Analysis** including a written report and map showing all locations in the vicinity of the proposed site where the location and height meet the minimum coverage objective, a lease can be obtained, and the property is feasible for construction of a facility. When the facility may impact views to and along the ocean or public view corridors, or is located on a ridgeline, a designated historic site, structure, or district, a detailed visual analysis of the facility shall be submitted (this shall include but, may not be limited to, a thorough evaluation of all alternative sites and facility design that would avoid, or minimize the maximum extent feasible, impacts to views to and along the ocean and visibility from major public view corridors). A visual simulation can consist of either a physical mock-up of the facility, balloon simulation, computer simulation, or other means.

No Alternative Analysis was completed as T-Mobile has an existing facility onsite; thus there was no attempt to relocate to a different property...

There was an initial attempt to install T-Mobile antennas on the abandoned Nextel wood monopole, but the height was not adequate for T-Mobile RF, as there would be significant "shadowing and reflection with the water tank on Beta Sector (170 degrees)" as well as interference from the oak trees to the North.

- \* **Global Position System Coordinates** (Longitude and Latitude) for the location of the facility (NAD 83)

### **LATITUDE AND LONGITUDE**

LAT: 35° 32' 52.71" N  
LONG: 120° 42' 49.96" W

- \* **Cumulative RF Report** and Summary Sheet (included in package). - Estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.

See enclosed RF compliance form and Summary Sheet.

- \* **Legal Lot Verification** – how the parcel(s) was legally created.

There are numerous existing Use permits onsite establishing the legal lot of the property.

# SV12200A

905 Lincoln Avenue ~ Templeton, CA 93485

# · · T · · Mobile ·

View 1



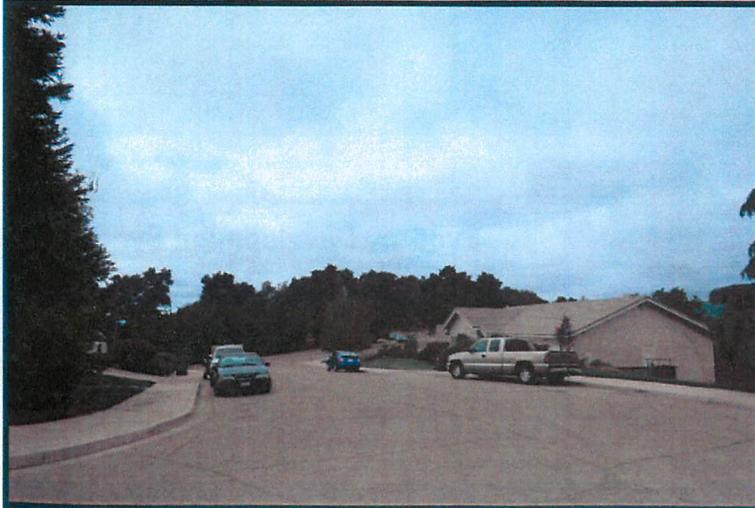
Location Map



Proposed New T-Mobile  
Mono-eucalyptus

Proposed

Notes: Looking south at proposed project



Existing

## Applicant

### T-Mobile USA

3 Imperial Promenade  
Santa Ana, CA 92707  
(714) 850-2400

## Contact

### Synergy Development Svc

7543 Woodley Ave #201  
Van Nuys, CA 91406  
(818) 840-0808

#### Photographic Visualizations Provided By:

**SoCal**  
SCDG LLC  
SoCal Design Group

10803 Aster Lane  
Apple Valley, CA 92308  
www.scdgllc.com  
(951) 225-5421  
edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility.  
For exact dimensions and design, please refer to the submitted plans.  
SCDG LLC (SoCal Design Group) is not responsible for Post Simulation Production Design Changes

Revision Date: Jul. 29, 2015 11:56:37

# SV12200A

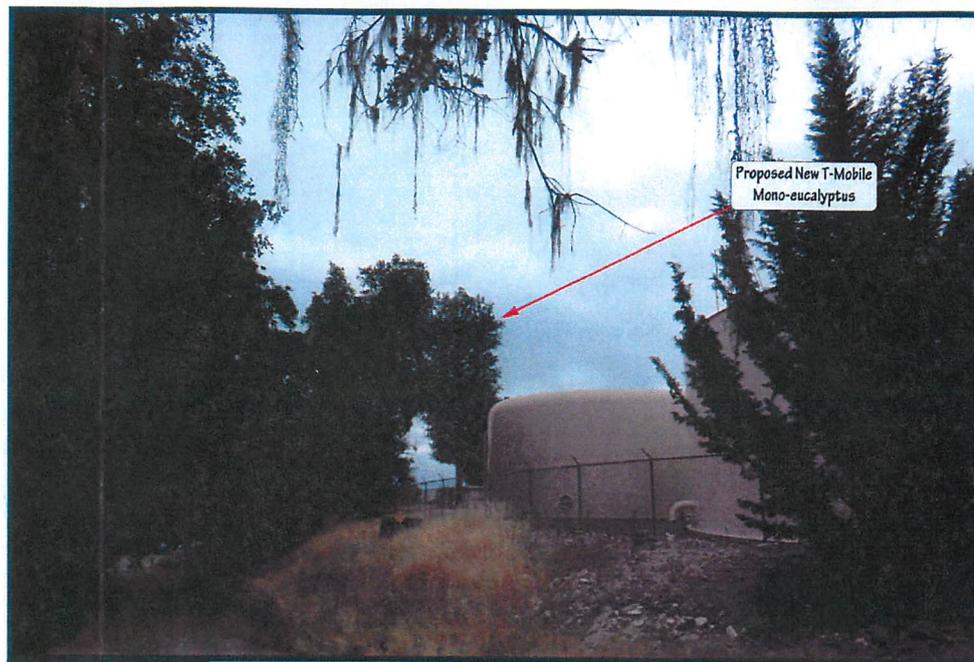
905 Lincoln Avenue ~ Templeton, CA 93485



View 2



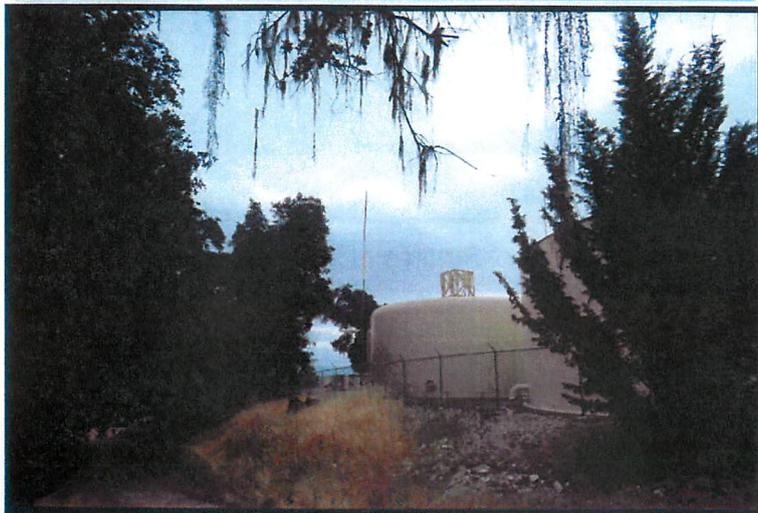
Location Map



Proposed New T-Mobile  
Mono-eucalyptus

Proposed

Notes: Looking north east at proposed project



Existing

### Applicant

**T-Mobile USA**  
3 Imperial Promenade  
Santa Ana, CA 92707  
(714) 850-2400

### Contact

**Synergy Development Svc**  
7543 Woodley Ave #201  
Van Nuys, CA 91406  
(818) 840-0808

### Photographic Visualizations Provided By:

**SoCal**  
SCDG LLC  
SoCal Design Group

10803 Aster Lane  
Apple Valley, CA 92308  
www.scdgllc.com  
(951) 225-5421  
edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility.  
For exact dimensions and design, please refer to the submitted plans.  
SCDG LLC (SoCal Design Group) is not responsible for Post Simulation Production Design Changes

Revision Date: Jul. 29, 2015 11:56:37

# SV12200A

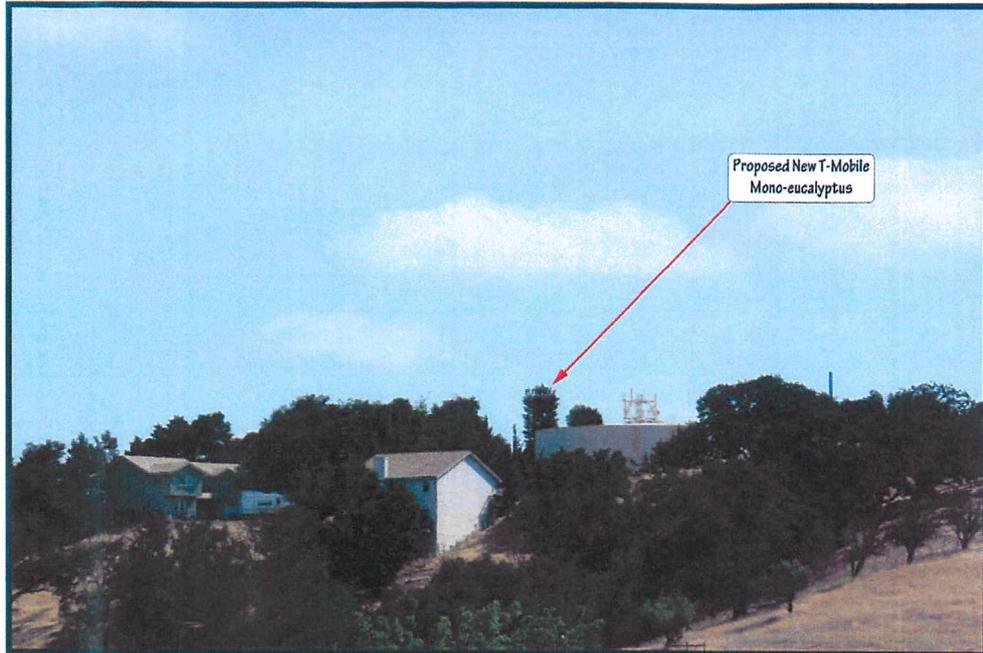
905 Lincoln Avenue ~ Templeton, CA 93485



View 3



Location Map



Proposed

Notes: Looking north east at proposed project



Existing

### Applicant

**T-Mobile USA**  
3 Imperial Promenade  
Santa Ana, CA 92707  
(714) 850-2400

### Contact

**Synergy Development Svc**  
7543 Woodley Ave #201  
Van Nuys, CA 91406  
(818) 840-0808

### Photographic Visualizations Provided By:

**SoCal**  
SCDG LLC.  
SoCal Design Group

10803 Aster Lane  
Apple Valley, CA 92308  
www.scdgllc.com  
(951) 225-5421  
edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans. SCDG LLC (SoCal Design Group) is not responsible for Post Simulation Production Design Changes.

Revision Date: Jul. 29, 2015 11:56:37

MAJOR MOD

# T-Mobile

**SITE NUMBER:** SV12200A      **CITY:** TEMPLETON  
**SITE NAME:** LINCOLN TANK      **COUNTY:** SAN LUIS OBISPO  
**SITE TYPE:** MONO-EUCALYPTUS      **JURISDICTION:** SAN LUIS OBISPO COUNTY

**T-Mobile**  
 Stick Together  
 4100 GUARDIAN ST., SUITE 101  
 SIMI VALLEY, CA 93063

**PROJECT INFORMATION:**  
**LINCOLN TANK**  
**SV12200A**  
 905 LINCOLN AVENUE  
 TEMPLETON, CA 93485  
 SAN LUIS OBISPO COUNTY

**CURRENT ISSUE DATE:**  
 07-24-15

**ISSUED FOR:**  
**ZONING**

REV.	DATE	DESCRIPTION	BY
A	06-30-15	MAJOR MOD 90% ZDs ISSUED FOR DRM	BK
0	07-24-15	MAJOR MOD 100% ZDs ISSUED FOR ZONING	BK

**PLANS PREPARED BY:**  
  
 Synergy  
 Development Services, Inc.  
 7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

**CONSULTANT:**  
  
 Synergy  
 Development Services, Inc.  
 7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

**DRAWN BY:** BK      **CHK.:** JG      **APV.:** AB

**LICENSURE:**

**SHEET TITLE:**  
 TITLE SHEET

**SHEET NUMBER:** T-1      **REVISION:** 0  
 SV12200A

**PROJECT SUMMARY**

**SITE ADDRESS:**  
 905 LINCOLN AVENUE  
 TEMPLETON, CA 93485

**PROPERTY OWNER CONTACT:**  
 TEMPLETON COMMUNITY SERVICE DIST.  
 420 CROCKER STREET  
 TEMPLETON, CA 93465  
 PHONE: (805) 434-4900  
 FAX: (805) 434-4820

APN: 040-288-044

**APPLICANT:**  
 T-MOBILE WEST LLC,  
 4100 GUARDIAN ST., SUITE 101  
 SIMI VALLEY CA 93063  
 REPRESENTATIVE: JESSE GILHOLM  
 REAL ESTATE MANAGER: JENNIFER NAVARRO  
 CONSTRUCTION MANAGER: BRIAN MELDRUM  
 ZONING MANAGER: JENNIFER NAVARRO  
 CONSTRUCTION COORDINATOR: JAKE MONELL

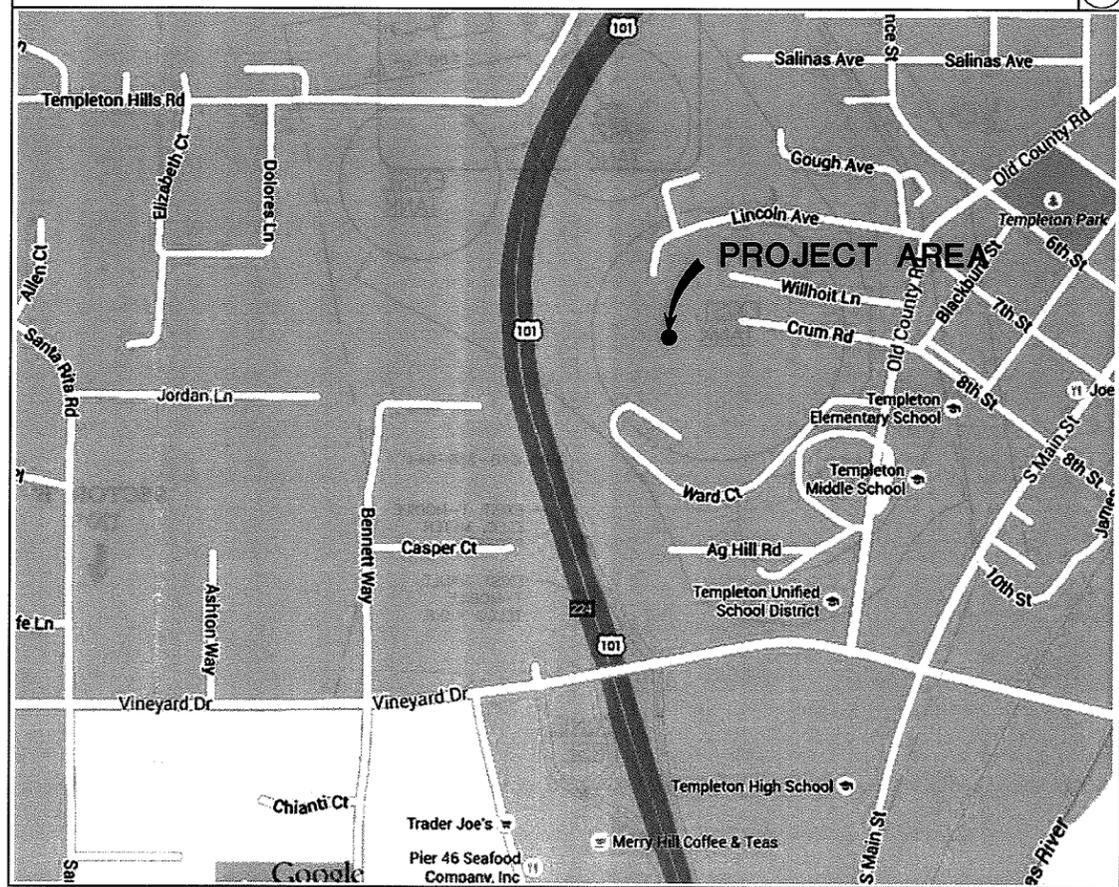
**PROJECT DESCRIPTION:**  
 THE PROJECT CONSISTS OF THE INSTALLATION & OPERATION OF ANTENNAS & ASSOCIATED EQUIPMENT CABINETS FOR 'T-MOBILE'. PROPOSED INSTALLATION OF 62' HIGH MONO-EUCALYPTUS W/ (6) RELOCATED EXISTING PANEL ANTENNAS MOUNTED, REROUTING COAXIAL CABLES BETWEEN RELOCATED EXISTING ANTENNAS AND EQUIPMENT CABINETS.

**BUILDING SUMMARY:**  
 OCCUPANCY CLASSIFICATION: U  
 CONSTRUCTION TYPE: V-B  
 ZONING: RSF

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED EQUIPMENT PLAN, PROPOSED ANTENNA LAYOUT PLAN AND ANTENNA SCHEDULE
A-3	EAST ELEVATION AND NORTH ELEVATION
A-4	WEST ELEVATION AND SOUTH ELEVATION

**VICINITY MAP:**



**DIRECTIONS FROM T-MOBILE OFFICE:**  
 HEAD SOUTHWEST ON GUARDIAN ST TOWARD TAPO CANYON RD, TURN RIGHT ON TAPO CANYON RD, TURN RIGHT TO MERGE ONTO CA-118 W TOWARD VENTURA, TAKE EXIT 188 FOR CA-23 N/CA-118 W/LOS ANGELES AVE. TURN RIGHT ONTO CA-118 W/CA-23 N/E LOS ANGELES AVE. CONTINUE TO FOLLOW CA-118 W/E LOS ANGELES AVE. TURN RIGHT ONTO CA-118 W/LOS ANGELES AVE. CONTINUE TO FOLLOW CA-118 W, MERGE ONTO CA-126 W VIA THE RAMP TO VENTURA. MERGE ONTO US-101 N, TOWARD SAN LUIS OBISPO/TEMPLETON, TAKE VINEYARD DR. EXIT, AND TURN RIGHT HEADING EAST, LEFT TURN ONTO OLD COUNTRY RD. AND THEN LEFT TURN ONTO LINCOLN AVE., DESTINATION WILL BE ON END OF THE STREET, 905 LINCOLN AVENUE, TEMPLETON, CA 93485, A WATER TANK FACILITY.

**LATITUDE AND LONGITUDE**  
 LAT: 35° 32' 52.71" N  
 LONG: 120° 42' 49.96" W

**APPLICABLE CODES:**

2013 California Energy Code	County Building and Construction Ordinance - Title 19
2013 California Building Code, VOLS 1&2	County Coastal Zone Land Use Ordinance - Title 23
2013 California Electrical Code	County Fire Code Ordinance - Title 16
2013 California Fire Code	County Land Use Ordinance - Title 22
2013 California Green Building Code	ASCE 7-10
2013 California Mechanical Code	ACI 318-11
2013 California Plumbing Code	ANSI/TIA-222-G
2013 California Reference Standards Code	
2013 California Residential Code	

**POWER AND TELCO UTILITY CONTACTS:**

<b>POWER:</b>	<b>TELCO:</b>
COMPANY: PG&E	COMPANY: AT&T

**CONSULTING TEAM**

**SAC/ZONING/PERMITTING:**  
 SYNERGY DEVELOPMENT SERVICES, INC.  
 867 E. FRONT STREET, #A  
 VENTURA, CA 93001  
 CONTACT: JESSE GILHOLM  
 PHONE: (760) 803-6219  
 FAX: (805) 830-6310

**ARCHITECTURAL/ENGINEERING:**  
 SYNERGY DEVELOPMENT SERVICES, INC.  
 7543 WOODLEY AVE., #201  
 VAN NUYS, CA 91406  
 CONTACT: BON KHAM  
 PHONE: (562) 607-7546  
 FAX: (818) 840-0708

**APPROVALS:**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

ZONE:  
RSF

ZONE:  
RSF

SECTOR 'A'  
40°

SECTOR 'C'  
290°

EXIST. T-MOBILE WIRELESS FACILITY  
PROPOSED MULT-CARRIER MONO-EUCALYPTUS,  
SEE ENLARGED PLAN, DET.

1  
A-2

±86'-0" EX.

EXIST. TANK

EXIST. TANK

EXIST. TANK

APN: 040-288-044

EXIST. T-MOBILE  
ELEC. METER  
PEDESTAL

EXIST. VAULT,  
T-MOBILE  
TELCO P.O.F.

SECTOR 'B'  
170°

ZONE:  
RSF

PROPERTY LINE

NOTE:  
ALL PLANS AND DIMENSIONS HAVE BEEN CREATED USING EXISTING DRAWINGS  
WITHOUT THE USE OF A SURVEY. SYNERGY DEVELOPMENT SERVICES, INC.  
DOES NOT GUARANTEE ACCURACY OR MAKE ANY WARRANTIES AS TO  
THE EXISTING CONDITIONS AS COMPARED TO THE PLANS.  
ALL MEASUREMENTS SHOULD BE FIELD VERIFIED.

**T-Mobile**  
Stick Together

4100 GUARDIAN ST., SUITE 101  
SIMI VALLEY, CA 93063

PROJECT INFORMATION:

**LINCOLN TANK  
SV12200A**

905 LINCOLN AVENUE  
TEMPLETON, CA 93485  
SAN LUIS OBISPO COUNTY

CURRENT ISSUE DATE:

07-24-15

ISSUED FOR:

**ZONING**

REV.	DATE	DESCRIPTION	BY
A	06-30-15	MAJOR MOD 90% ZDs ISSUED FOR DRM	BK
B	07-24-15	MAJOR MOD 100% ZDs ISSUED FOR ZONING	BK

PLANS PREPARED BY:

**Synergy**  
Development Services, INC.  
7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

**Synergy**  
Development Services, INC.  
7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
BK	JG	AB

LICENSURE:

SHEET TITLE:

**SITE PLAN**

SHEET NUMBER: **A-1**

REVISION: **0**

SV12200A

Jul 23, 2015 11:03am

SITE PLAN

SCALE: 1"=30'

0 5' 10' 20' 40' 60'

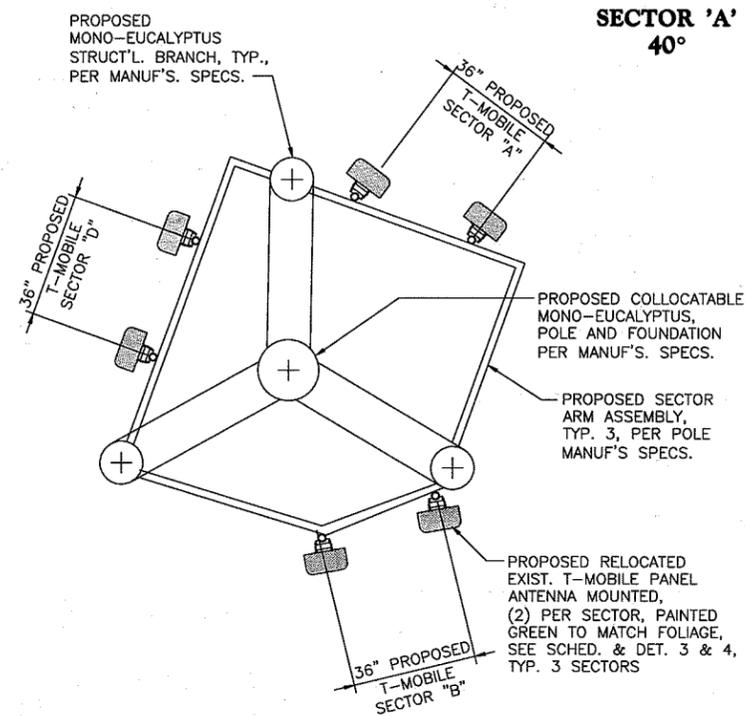
1



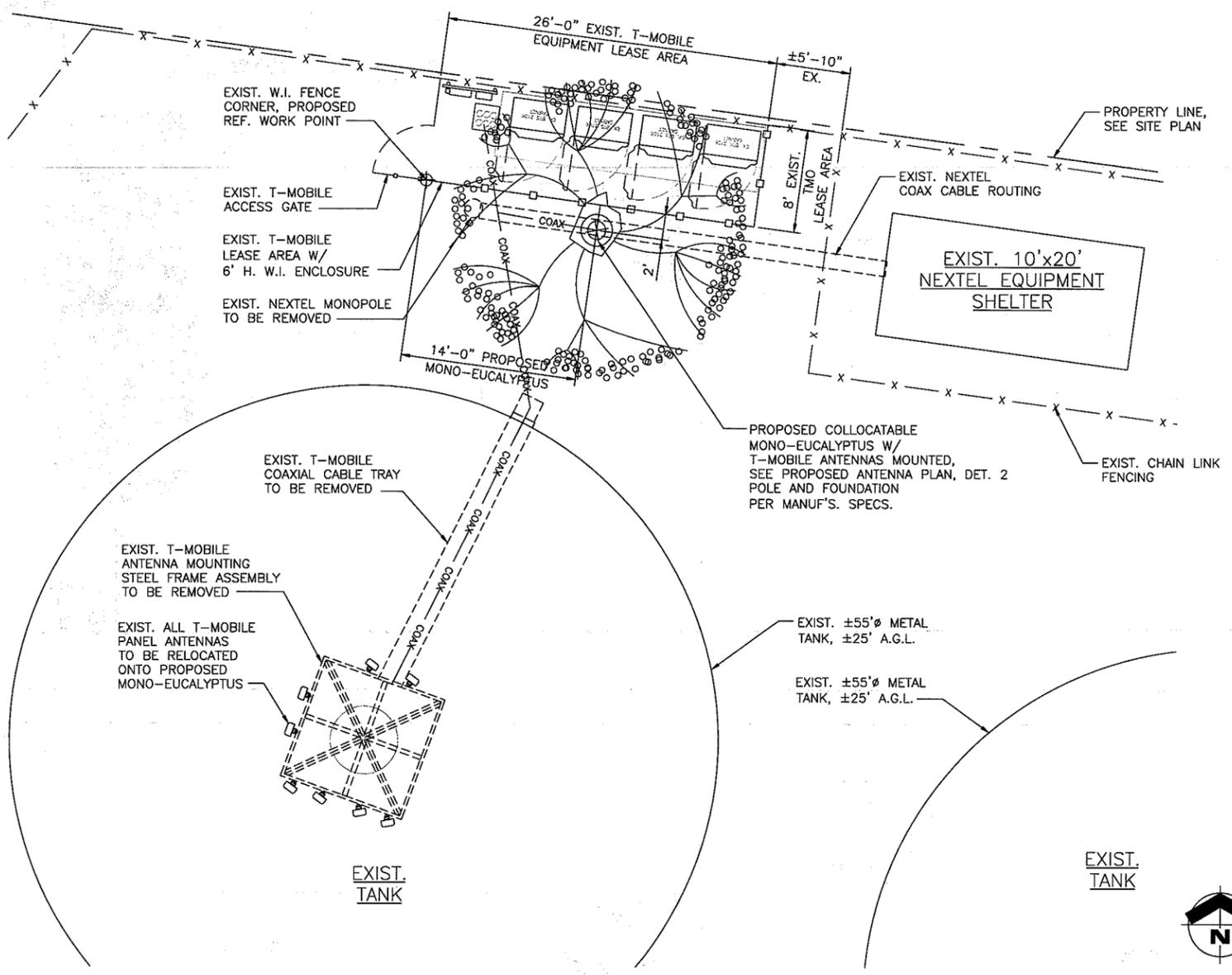
**NOTES:**  
 1. PROPOSED EUCALYPTUS BRANCHES & FOLIAGE NOT SHOWN FOR CLARITY.  
 2. ALL ANTENNA SECTORS AND MOUNTING BRACKETS TO BE PAINTED TO MATCH THE FOLIAGE.

**SECTOR 'C'**  
290°

**SECTOR 'A'**  
40°



**SECTOR 'B'**  
170°



EXIST. TANK

EXIST. TANK

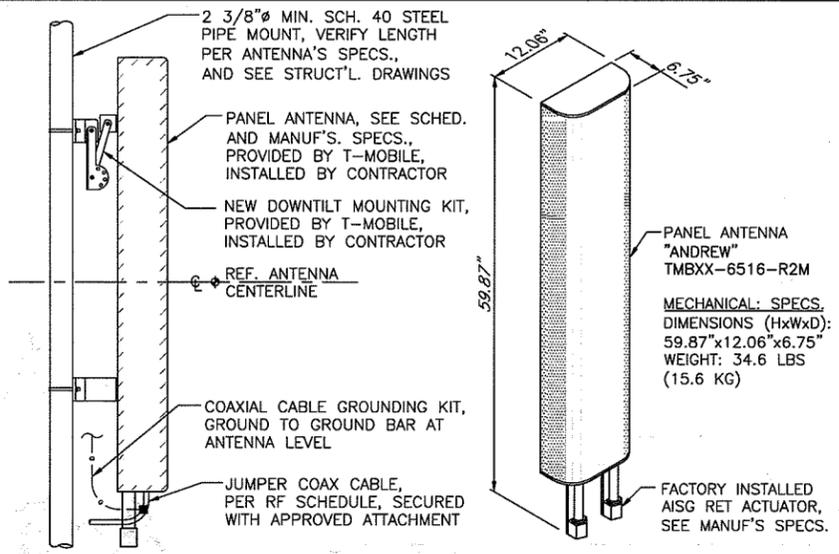


**PROPOSED ANTENNA LAYOUT PLAN**

SCALE: 1/2"=1'  
 0 6" 1' 2' 4'

**ENLARGED EQUIPMENT PLAN**

SCALE: 1/4"=1'  
 0 1' 4' 8'



**EXISTING TMBXX-6516-R2M PANEL ANTENNA AND TYPICAL MOUNTING DETAIL**

SCALE: NTS 4

PROPOSED RELOCATED/EXIST. ANTENNA SCHEDULE (ANTENNA CENTERLINE = 50'-0")				
	SECTOR A	SECTOR B	SECTOR C	SECTOR D
AZIMUTH	40°	170°	290°	N/A
ANTENNA MODEL	TMBXX-6516-R2M	TMBXX-6516-R2M	TMBXX-6516-R2M	N/A
ANTENNA COUNT	2	2	2	N/A
ANTENNA CENTERLINE	50'-0"	50'-0"	50'-0"	N/A
COAX TYPE/SIZE	7/8"	7/8"	7/8"	N/A
NUMBER OF COAX	8	8	8	N/A
COAX LENGTH	±85'	±85'	±85'	N/A
MECHANICAL TILT	TBD	TBD	TBD	N/A
ELECTRICAL TILT	TBD	TBD	TBD	N/A

**ANTENNA SPECS., ORIENTATION & COAXIAL SCHEDULE**

SCALE: NTS 3

**T-Mobile**  
 Stick Together  
 4100 GUARDIAN ST., SUITE 101  
 SIMI VALLEY, CA 93063

**PROJECT INFORMATION:**  
**LINCOLN TANK**  
 SV12200A  
 905 LINCOLN AVENUE  
 TEMPLETON, CA 93485  
 SAN LUIS OBISPO COUNTY

**CURRENT ISSUE DATE:**  
 07-24-15

**ISSUED FOR:**  
**ZONING**

REV.	DATE	DESCRIPTION	BY
A	06-30-15	MAJOR MOD 90% ZDs ISSUED FOR DRM	BK
D	07-24-15	MAJOR MOD 100% ZDs, ISSUED FOR ZONING	BK

**PLANS PREPARED BY:**  
**Synergy**  
 Development Services, INC.  
 7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

**CONSULTANT:**  
**Synergy**  
 Development Services, INC.  
 7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
 Office: (818) 840-0808 Fax: (818) 840-0708

**DRAWN BY:** BK **CHK.:** JG **APV.:** AB

**LICENSURE:**

**SHEET TITLE:**  
 ENLARGED EQUIPMENT PLAN, PROPOSED ANTENNA LAYOUT PLAN, AND ANTENNA SCHEDULE & DETAIL

**SHEET NUMBER:** A-2 **REVISION:** 0  
 SV12200A

Jul 23, 2015 - 1:17pm

(AZIMUTHS SHOWN ARE FOR REFERENCE ONLY)

PROJECT INFORMATION:

**LINCOLN TANK  
SV12200A**

905 LINCOLN AVENUE  
TEMPLETON, CA 93485  
SAN LUIS OBISPO COUNTY

CURRENT ISSUE DATE:

07-24-15

ISSUED FOR:

**ZONING**

REV. DATE DESCRIPTION BY:

△	06-30-15	MAJOR MOD 90% ZDs ISSUED FOR DRM	BK
△	07-24-15	MAJOR MOD 100% ZDs ISSUED FOR ZONING	BK

PLANS PREPARED BY:

**Synergy**  
Development Services, INC.  
7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

**Synergy**  
Development Services, INC.  
7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: CHK.: APV.:

BK	JG	AB
----	----	----

LICENSURE:

SHEET TITLE:

**EAST ELEVATION  
AND  
NORTH ELEVATION**

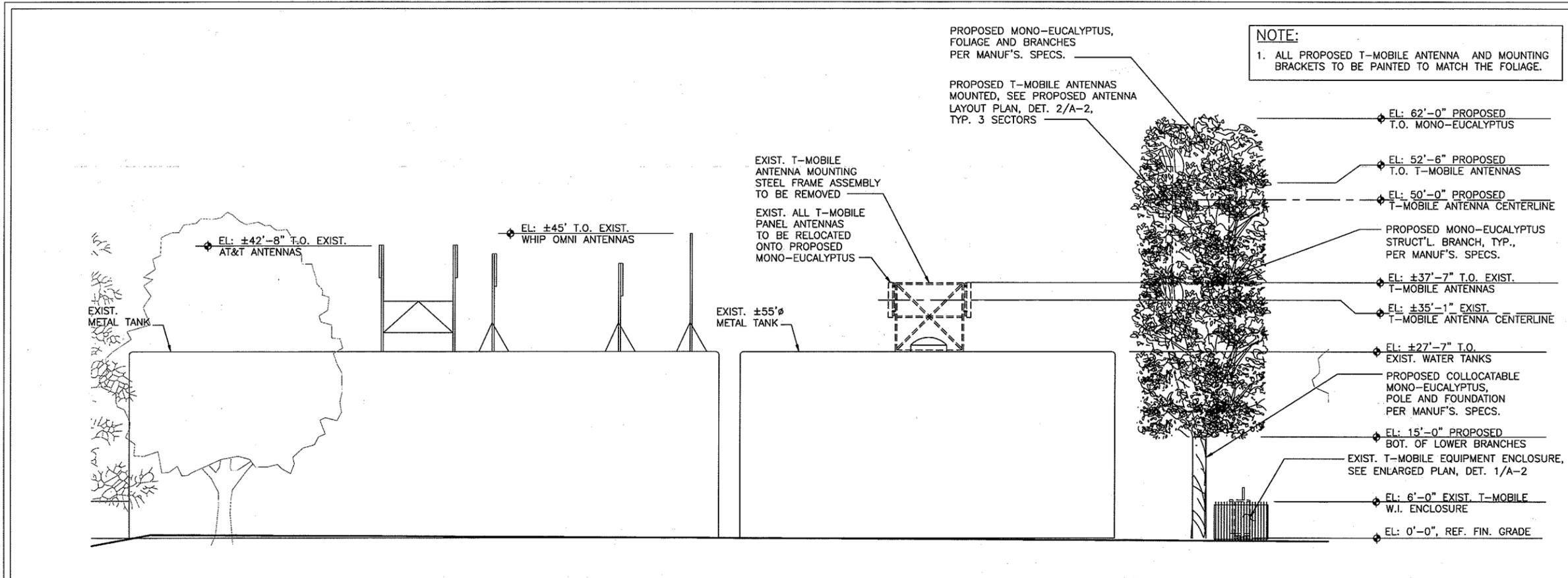
SHEET NUMBER:

REVISION:

**A-3**

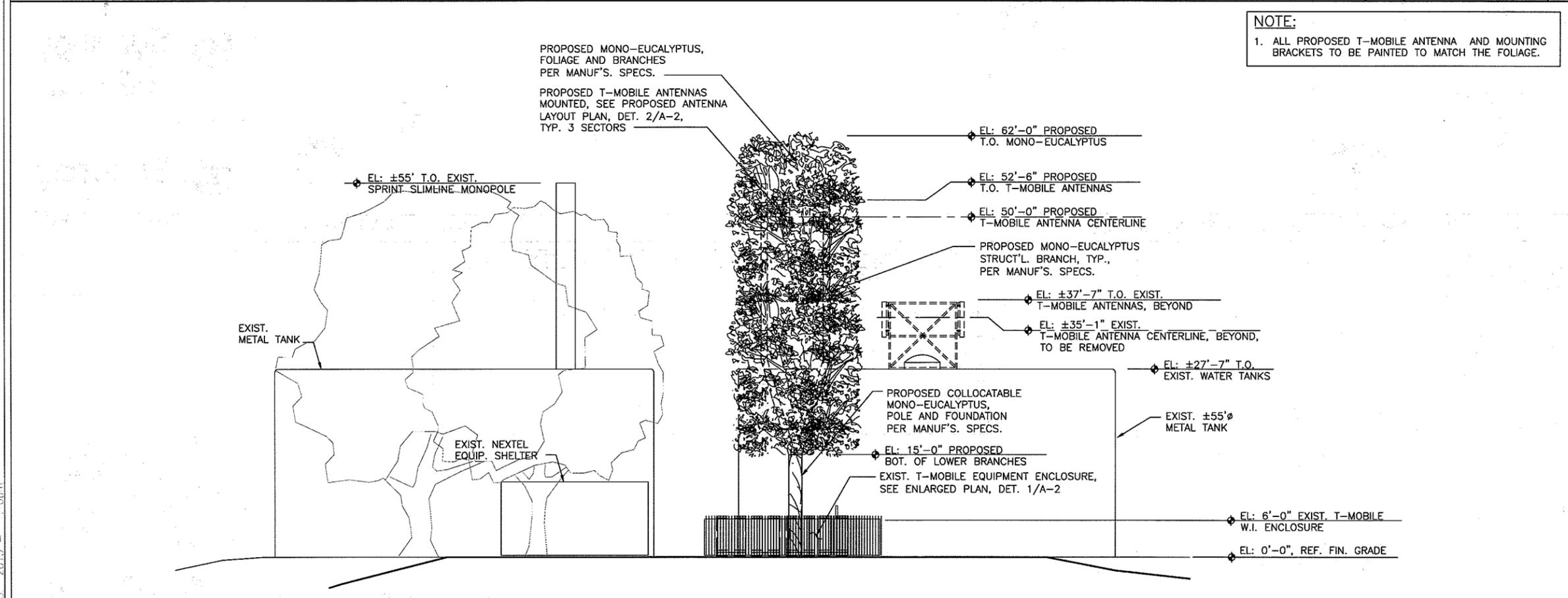
**0**

SV12200A



**EAST ELEVATION**

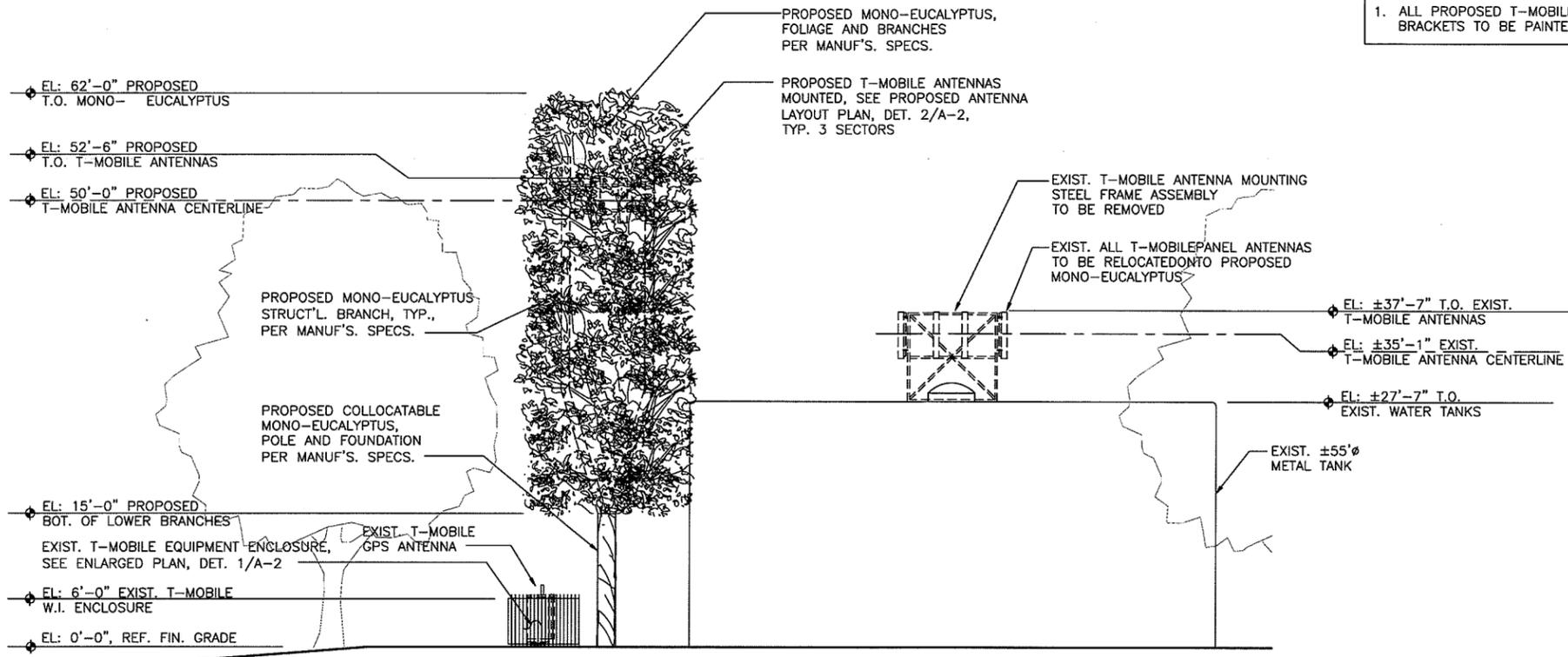
SCALE: 1/8"=1'  
0' 4' 8' 16'



**NORTH ELEVATION**

SCALE: 1/8"=1'  
0' 4' 8' 16'

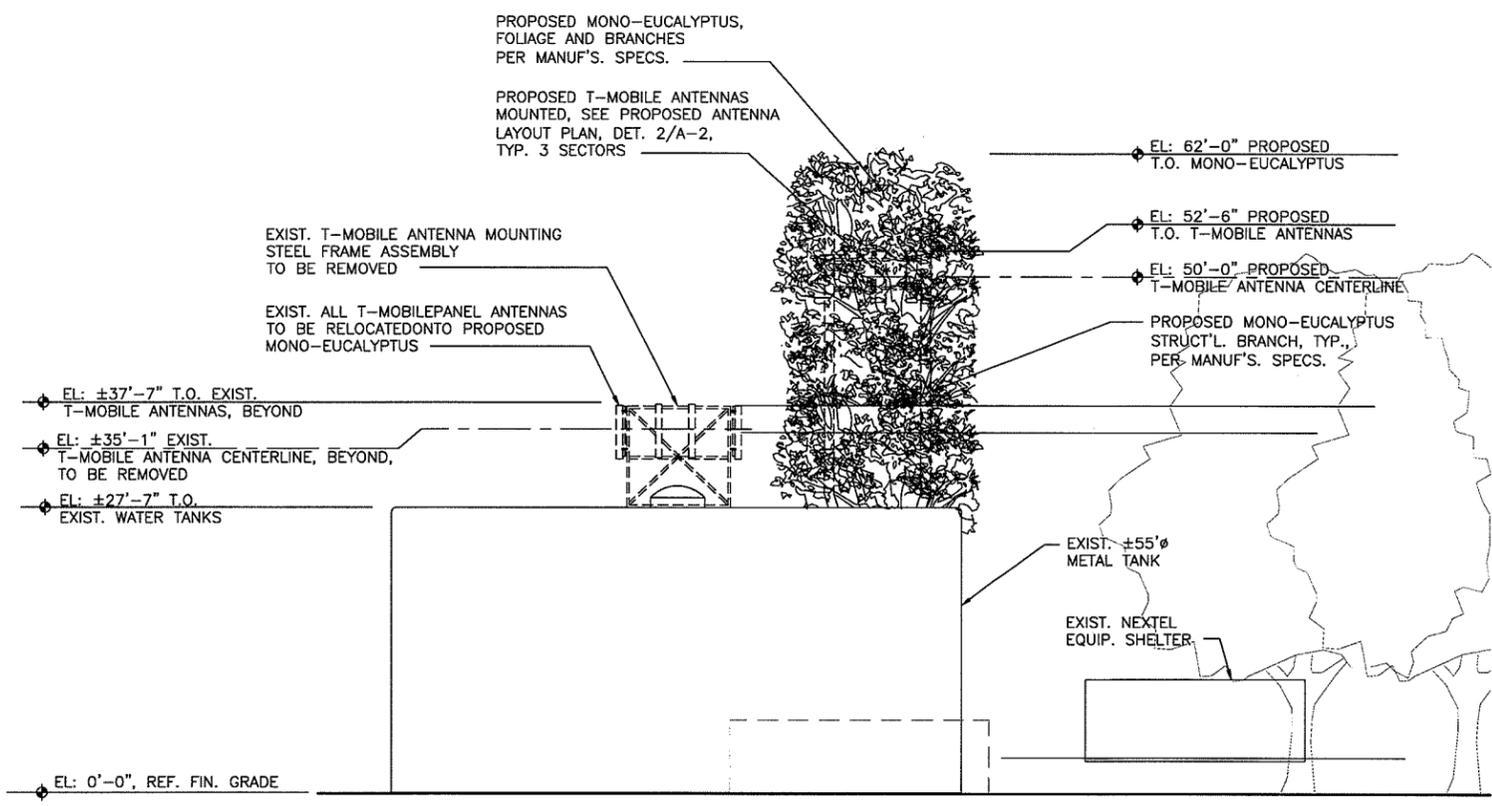
JUL 23, 2015 11:00am



**NOTE:**  
1. ALL PROPOSED T-MOBILE ANTENNA AND MOUNTING BRACKETS TO BE PAINTED TO MATCH THE FOLIAGE.

**WEST ELEVATION**

SCALE: 1/8"=1'  
0' 4' 8' 16' 1



**NOTE:**  
1. ALL PROPOSED T-MOBILE ANTENNA AND MOUNTING BRACKETS TO BE PAINTED TO MATCH THE FOLIAGE.

**SOUTH ELEVATION**

SCALE: 1/8"=1'  
0' 4' 8' 16' 2

**T-Mobile**  
Stick Together  
4100 GUARDIAN ST., SUITE 101  
SIMI VALLEY, CA 93063

PROJECT INFORMATION:  
**LINCOLN TANK**  
SV12200A  
905 LINCOLN AVENUE  
TEMPLETON, CA 93485  
SAN LUIS OBISPO COUNTY

CURRENT ISSUE DATE:  
07-24-15

ISSUED FOR:  
**ZONING**

REV.	DATE	DESCRIPTION	BY
A	06-30-15	MAJOR MOD 90% ZDs ISSUED FOR DRM	BK
0	07-24-15	MAJOR MOD 100% ZDs ISSUED FOR ZONING	BK

PLANS PREPARED BY:  
**Synergy**  
Development Services, INC.  
7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:  
**Synergy**  
Development Services, INC.  
7543 WOODLEY AVE., #201, VAN NUYS, CA 91406  
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: BK    CHK.: JG    APV.: AB

LICENSURE:

SHEET TITLE:  
**WEST ELEVATION AND SOUTH ELEVATION**

SHEET NUMBER: **A-4**    REVISION: **0**  
SV12200A

31.23.2015 11:09am

040-288

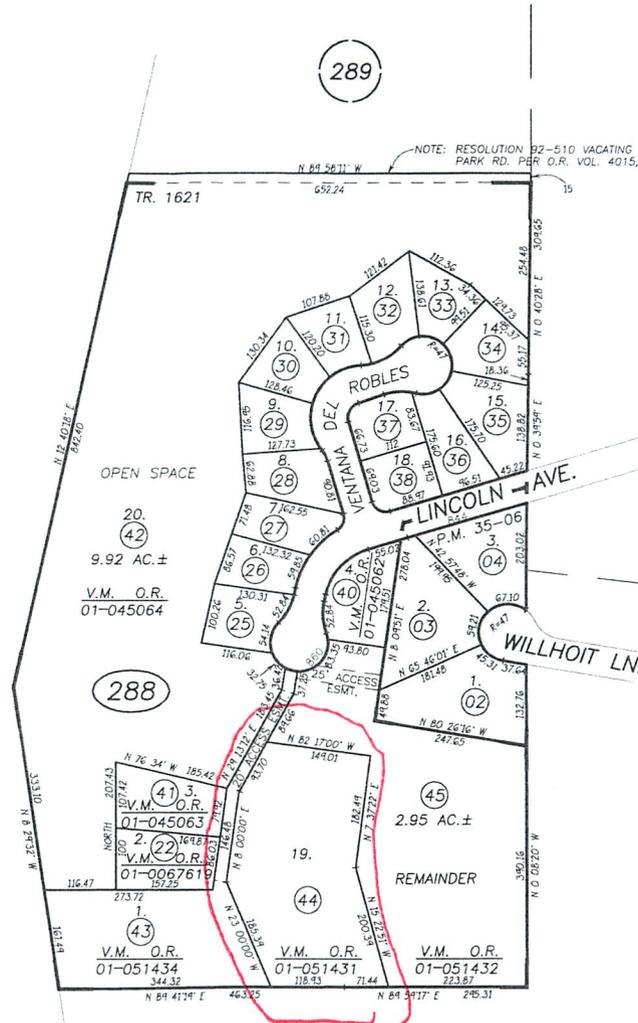
040-288



1" = 200'

HWY. 101

NOTE: RESOLUTION 92-510 VACATING PTN. OF TEMPLETON PARK RD. PER C.R. VOL. 4015, AT PG. 555.



289

289

41  
13

288

31

REVISIONS	
I.S.	DATE
NA	06-15-06



GB 03/10/92 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1621; R.M. Bk. 16, Pg. 69.

TEMPLETON  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 040 PAGE 288





North County Planning Area  
Planning Area

Salinas River Sub Area  
Planning Area

RSF

Templeton URL

RS

TURKEY BAY HRC

RS



# Parcel Summary Report For Parcel # 040-288-044

8/12/2015  
11:42:49AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    TEMPLETON COMMUNITY SERVICES DISTRI

### Address Information

<u>Status</u>	<u>Address</u>
P	00902 LINCOLN AV TEMP

### Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
M01-	252	0001	Templeton	North County I	RSF			Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 1621 LT 19

### Notes

#### Tax Districts

TEMPLETON  
SAN LUIS OBISPO JT(27,40)  
TEMPLETON PUBLIC  
NO. 05  
TEMPLETON  
AREA NO. 21

### Case Information

Case Number:            Case Status:



# Parcel Summary Report For Parcel # 040-288-044

8/12/2015  
11:42:49AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

C1266 FNL Primary Parcel

**Description:**

CELLULAR COMMUNICATION FACILITY

C2405 FNL Primary Parcel

**Description:**

UNMANNED TELECOMMUNICATION FACILITY-T-MOBILE? FORMERLY ATT

C3830 FNL Primary Parcel

**Description:**

CELLULAR FACILITY/MONOPOLE & 3 ANTENNAS

C6448 FNL Primary Parcel

**Description:**

6 ANTENNAS ON EXISTING WATER TANK & EQUIP SHELTER-EDGE

D000113P CMP Primary Parcel

**Description:**

WIRELESS TELECOMMUNICATION FACILITY-NEW CINGULAR

D000189D APP Primary Parcel

**Description:**

CELLULAR FACILITY - SPRINT

D000368P APP Primary Parcel

**Description:**

WIRELESS COMMUNICATION FACILITY-CINGULAR, FORMERLY EDGE

D980070D CMP Primary Parcel

**Description:**

UNMANNED TELECOMMUNICATIONS FACILITY-NEXTEL

D990150P CMP Primary Parcel

**Description:**

CELLULAR COMMUNICATION FACILITY

DRC2008-00013 APV Primary Parcel

**Description:**

WIRELESS COMMUNICATIONS FACILITY (12 PANEL ANTENNAS ON EXISTING WATER TANK AND ASSOC. EQUIPMENT).

DRC2008-00034 CMP Primary Parcel

**Description:**

CO-LOCATION OF 2 FOOT DIAMETER RADOME ON TOP OF EXISTING WATERTANK PAINTED TO MATCH, WITH 150 S.F. EQUIPMENT AREA AT GROUND LEVEL INSIDE WATERTANK PROPERTY

DRC2015-00028 REC Primary Parcel

**Description:**

RELOCATE EXISTING T-MOBILE ANTENNAS FROM WATER TANK TO LOCATION OF ABANDON WOOD POLE TO BE REMOVED BEFORE CONSTRUCTION OF A NEW "MONO-EUCALYPTUS" IN ITS LOCATION TO HOUSE EXISTING T-MOBILE ANTENNAS



# Parcel Summary Report For Parcel # 040-288-044

8/12/2015  
11:42:49AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2005-01345 FNL Primary Parcel

**Description:**

CELL SITE ALTERATION - EXISTING SITE -\$10,000 RCC - CINGULAR

PMT2009-00565 FNL Primary Parcel

**Description:**

METRO PCS - 2 CYLINDER ANTENNAS MOUNTED ON EXISTING WATER TANK, EQUIPMENT CABINETS ON NEW CONCRETE PAD & OTHER RELATED EQUIPMENT #9012

PMT2009-00621 FNL Primary Parcel

**Description:**

T-MOBILE WEST - 2 GPS ANTENNAS, 8 PANEL ANTENNAS TO BE MOUNTED ON TOP OF EXISTING WATER TANK & INSTALL (4) EQUIPMENT CABINETS ON A CONCRETE SLAB .

PMT2013-00209 REC Primary Parcel

**Description:**

T-MOBILE - REPLACE (6) ANTENNAS ON EXISTING WATER TANK - DRC2008-00013 & DRC2008-00034 (T-MOBILE - SV12200A)

PMT2014-00021 RVW Primary Parcel

**Description:**

AT&T WIRELESS SITE - REMOVE 3 OMNI ANTENNAS FROM WATER TANK, REMOVE SHELTER WITH FOUNDATION, ALL EQUIPMENT WITHIN, & ALL ASSOCIATED CABLES. SBL007/SLG24.

PRE2007-00124 REC Primary Parcel

**Description:**

ON SITE MTG

S000375V RDD Primary Parcel

**Description:**

PROP 2 TO 1 MERGER(REATTACH LT19 TR1621)

S010075R APV Primary Parcel

**Description:**

ROAD ABANDONMENT 6TH STREET EAST OF MAIN

S870251G CMP Primary Parcel

**Description:**

PROP 2 LOT PUBLIC LOT

S870255T RDD Related Parcel

**Description:**

PROP 18 LOT CLUSTER